

1IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S Wrights Mill Road, 60 ft.
+/- E of c/l Sweet Autumn Dr. * ZONING COMMISSIONER
8811 Wrights Mill Road
1st Election District * OF BALTIMORE COUNTY
2nd Councilmanic District
Kenyon Lewis, et ux * Case No. 96-198-A
Petitioners
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 8811 Wrights Mill Road in northwest Baltimore County. The Petition is filed by Kenyon P. Lewis and Christina Lewis, his wife, property owners. Variance relief is requested from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 32 ft. in lieu of the required 50 ft. The subject property is more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case were the Petitioners/property owners. There were no other interested persons or Protestants present.

Testimony and evidence presented was that the subject property is approximately 1.649 acres in area zoned R.C.5. Presently, the property is unimproved, however, the Petitioners propose constructing a single family dwelling thereon. As shown in the site plan, the property is irregularly shaped and contains steep slopes. Due to these site constraints, the Petitioners are required to construct the dwelling in the location as shown on the site plan. Specifically, the severe slopes limit the area for building and the potential location of the septic drain field. Thus, the dwelling will be constructed near the western boundary of the tract and a 32 ft. side yard setback will be maintained. Thus, the need for the variance relief.

ORDER RECEIVED FOR FILING

Date

By

11/11/96
M. Howard

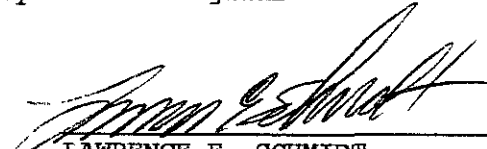
NOTED

Based on the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the variance requested. The Petitioners would suffer a practical difficulty or unreasonable hardship if the relief were denied. Specifically, the lot would be unbuildable if variance relief were not granted. Moreover, I am persuaded that relief can be granted in a manner consistent with the spirit and intent of the regulations and without detriment to surrounding properties. As shown on the site plan, this is a largely rural undeveloped area.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of January, 1996 that a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 32 ft. in lieu of the required 50 ft. in an R.C.5 zone, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 1/11/96
By Th. Choudhury

LES/mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 11, 1996

Mr. and Mrs. Kenyon P. Lewis
1030 Patapsco Street
Baltimore, Maryland 21230

RE: Case No. 96-198-A
Petition for Zoning Variance
Location: 8811 Wrights Mill Road

Dear Mr. and Mrs. Lewis:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

8811 WRIGHTS MILL ROAD

which is presently zoned

R.C.5

96-198-A

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A04.3.B.3

To allow a side yard setback of 32 feet in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- 1) Re-location of the house would prohibit gravity service to the septic field.
- 2) Re-location of the house would prohibit direct and easy access for the driveway.
- 3) Re-location of the house would require substantial grading and tree removal.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Address

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Signature

Address

Phone No

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

R.T.

DATE

11-7-95



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

ITEM # 197

October 31, 1995

ZONING DESCRIPTION FOR 8811 WRIGHTS MILL ROAD

96-198-A

Being at a point on the west side of Wrights Mill Road which is 30 feet wide at the distance of 60 feet plus or minus east of the centerline of the nearest improved intersecting street Sweet Autumn Drive which is 40 feet wide. Being a parcel of land recorded in Deed Liber 11041, Folio 183 as now more accurately surveyed:

(1)	N 61° 28' 45" E	368.47
(2)	S 19° 35' 29" E	249.53
(3)	S 21° 50' 28" W	82.00
(4)	S 29° 58' 28" W	104.00
(5)	S 38° 51' 28" W	132.00
(6)	N 13° 50' 28" E	97.00
(7)	N 13° 31' 27" W	134.00
(8)	N 24° 54' 26" W	53.00
(9)	N 56° 21' 26" W	75.60
(10)	N 77° 50' 26" W	61.00
(11)	N 89° 29' 22" W	89.10

containing 1.649 acres.

Also known as 8811 Wrights Mill Road and located in the Second Election District.
First Councilmanic District

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

94-198-A

District 1st Date of Posting 11/27/95
Posted for: Variance
Petitioner: Kenyon & Christine Lewis
Location of property: 8811 Wright Mill Rd
Location of Signs: Facing road way on property being zoned
Remarks: _____
Posted by [Signature] Date of return: 12/1/95
Number of Signs: 1
Signature



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson,

Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-198-A
(Item 197)
8811 Wrights Mill Road
W/S Wrights Mill Road, 60' +/-
E of W Sweet Autumn Drive
1st Election District

2nd Councilmanic

Legal Owner(s):

Kenyon P. Lewis and Christina Lewis

Hearing: Wednesday, December 13, 1995 at 11:00 a.m. in Rm. 118, Old Courthouse.

Variance: to allow a side yard setback of 32 feet in lieu of the required 50 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

11/279 Nov. 23. c18747

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Nov. 30, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 23, 1995.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

154392

DATE 11-7-15 ACCOUNT 1-201-0151

CP - VANCE - \$50.00
CC - GAN - \$25.00 AMOUNT \$ 75.00

RECEIVED FROM: K. LEWIS

96-198-A

FOR: PER. VAR

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 197 Petitioner: _____

Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Kenyon Lewis

ADDRESS: 1030 Patapsco street

Baltimore, MD 21230

PHONE NUMBER: (410) 783-5529

November 22/23, 1995 Issue - Jeffersonian

Kenyon Lewis
1020 Patapsco Street
Baltimore, Maryland 21230
783-5529

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

HEARING: WEDNESDAY, DECEMBER 13, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 16, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-198-A (Item 197)
8811 Wrights Mill Road
W/S Wrights Mill Road, 60' +/- E of c/l Sweet Autumn Drive
1st Election District - 2nd Councilmanic
Legal Owner: Kenyon P. Lewis and Christina Lewis

Variance to allow a side yard setback of 32 feet in lieu of the required 50 feet.

HEARING: WEDNESDAY, DECEMBER 13, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Kenyon and Christina Lewis

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 5, 1995

Mr. and Mrs. K. P. Lewis
1030 Patapsco Street
Baltimore, MD 21230

RE: Item No.: 197
Case No.: 96-198-A
Petitioner: K. P. Lewis, et ux

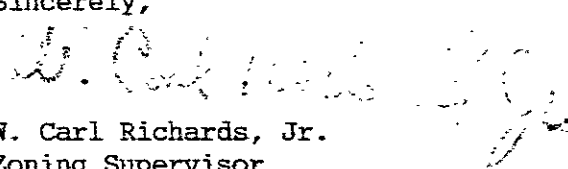
Dear Mr. and Mrs. Lewis:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 7, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Nov. 29, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for November 27, 1995
Items 196, 197, 199, and 200

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

NOV 30 1995



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoﬀ
Administrator

11-22-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 197 (RT)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

NOV 23 1995

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/20/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 20, 1995.

Item No.: SEE BELOW

Zoning Agenda:

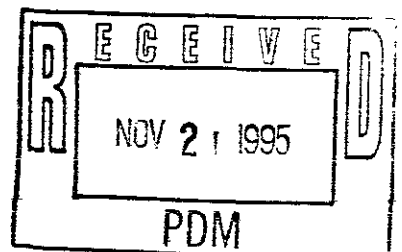
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 194, 196, 197, 199, 200, 201,
202 & 203.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: November 17, 1995

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 196, 197, 198, 199, 200, 201, 203 and 204

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey Long

Division Chief:

Carol L. Kins

PK/JL

RE: PETITION FOR VARIANCE
8811 Wrights Mill Rd, W/S Wrights Mill
Rd, 60'+/- E of c/l Sweet Autumn Drive
1st Election District, 2nd Councilmanic

Kenyon and Christina Lewis
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-198-A

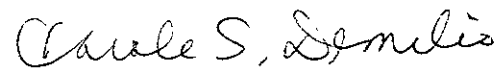
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to Kenyon and Christina Lewis, 1030 Patapsco Street, Baltimore, MD 21230, Petitioners.



PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Kenyon Lewis

1030 Patapsco Street, Baltimore, MD 21230

Christina Lewis

1030 Patapsco St, Baltimore, MD 21230



micron 1450

STATION

EX-SITE

W 88th STREET & MILL ROAD

SWITCH

RG3

ZONING MAP

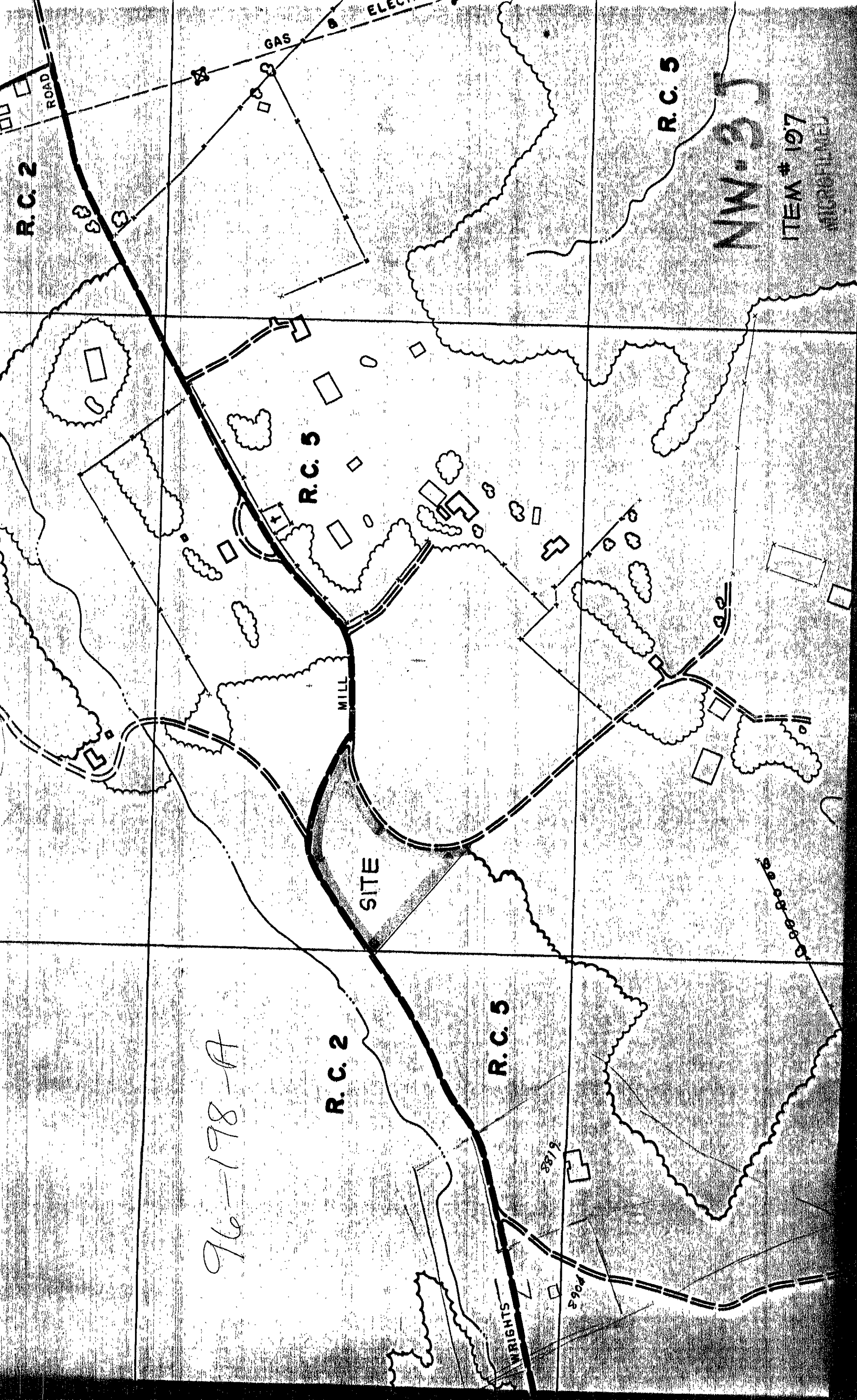
SHEET F-1

SCALE: 1" = 200'
GWYN OAK
BALTIMORE CO., MD.

ITEM # 197

96-198-A

ENCLOSURE



IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S Wrights Mill Road, 60 ft. * ZONING COMMISSIONER
1/2 E of c/1 Sweet Autumn Dr. *
8811 Wrights Mill Road * OF BALTIMORE COUNTY
1st Election District *
2nd Councilmanic District * Case No. 96-198-A
Kenyon Lewis, et ux *
Petitioners * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 8811 Wrights Mill Road in northwest Baltimore County. The Petition is filed by Kenyon P. Lewis and Christina Lewis, his wife, property owners. Variance relief is requested from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 32 ft. in lieu of the required 50 ft. The subject property is more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case were the Petitioners/property owners. There were no other interested persons or Protestants present.

Testimony and evidence presented was that the subject property is approximately 1.649 acres in area zoned R.C.5. Presently, the property is unimproved, however, the Petitioners propose constructing a single family dwelling thereon. As shown in the site plan, the property is irregularly shaped and contains steep slopes. Due to these site constraints, the Petitioners are required to construct the dwelling in the location as shown on the site plan. Specifically, the severe slopes limit the area for building and the potential location of the septic drain field. Thus, the dwelling will be constructed near the western boundary of the tract and a 32 ft. side yard setback will be maintained. Thus, the need for the variance relief.

Based on the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the variance requested. The Petitioners would suffer a practical difficulty or unreasonable hardship if the relief were denied. Specifically, the lot would be unbuildable if variance relief were not granted. Moreover, I am persuaded that relief can be granted in a manner consistent with the spirit and intent of the regulations and without detriment to surrounding properties. As shown on the site plan, this is a largely rural undeveloped area.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of January, 1996 that a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 32 ft. in lieu of the required 50 ft. in an R.C.5 zone, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
att.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 11, 1996

Mr. and Mrs. Kenyon P. Lewis
1030 Patapsco Street
Baltimore, Maryland 21230

RE: Case No. 96-198-A
Petition for Zoning Variance
Location: 8811 Wrights Mill Road

Dear Mr. and Mrs. Lewis:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
att.

Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 8811 WRIGHTS MILL ROAD
which is presently zoned R.C.5

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.3

To allow a side yard setback of 32 feet in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
1) Re-location of the house would prohibit gravity service to the septic field.
2) Re-location of the house would prohibit direct and easy access for the driveway.
3) Re-location of the house would require substantial grading and tree removal.
Property is to be posted and advertised as prescribed by Zoning Regulations.
I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Type or Print Name

Signature

Address

City

State

Zip Code

Type or Print Name

Signature

Address

City

State

Zip Code

(We do solemnly declare and affirm, under the penalty of perjury, that we are the legal owner(s) of the property which is the subject of this petition.)

Legal Owner(s):

Kenyon P. Lewis

Christina Lewis

1030 Patapsco St. (410) 987-2000

Baltimore, MD 21230

Name, Address and phone number of representative to be contacted.

Printed with Soybean Ink
on Recycled Paper
Revised 9/5/95

ESTIMATED LENGTH OF HEARING

the following date: 11-7-95

REVIEWED BY: RJ DATE: 11-7-95

ITEM # 197

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: 11/22/95
Posted for: Variance
Petitioner: Kenyon & Christina Lewis
Location of property: 8811 Wright Mill Rd
Location of Signs: Posting road sign on property, house sign
Remarks: None
Posted by: [Signature] Date of return: 12/1/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov 30, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov. 23, 1995

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 11-7-95 ACCOUNT: 154392

RECEIVED FROM: K. LEWIS AMOUNT: \$ 25.00

FOR: 96-198-A

VALIDATION OR SIGNATURE OF CASHIER

INSTRUCTIONS: PREP. AGENCY YELLOW (CASHIER)

ZONING DESCRIPTION FOR 8811 WRIGHTS MILL ROAD

Being at a point on the west side of Wrights Mill Road which is 30 feet wide at the distance of 60 feet plus or minus east of the centerline of the nearest improved intersecting street Sweet Autumn Drive which is 40 feet wide. Being a parcel of land recorded in Deed Liber 11041, Folio 163 as now more accurately surveyed.

- (1) N 61° 28' 45" E 368.47
- (2) S 19° 35' 28" E 249.53
- (3) S 21° 50' 28" W 82.00
- (4) S 20° 58' 28" W 104.00
- (5) S 38° 51' 28" W 132.00
- (6) N 13° 50' 28" E 97.00
- (7) N 13° 31' 27" W 134.00
- (8) N 24° 54' 28" W 53.00
- (9) N 58° 21' 28" W 75.60
- (10) N 77° 50' 28" W 61.00
- (11) N 89° 29' 22" W 89.10

containing 1.649 acres.

Also known as 8811 Wrights Mill Road and located in the Second Election District, First Councilmanic District

TO: PUTNAM PUBLISHING COMPANY
November 22/23, 1995 Issue - Jeffersonian

Please forward billing to:

Kenyon Lewis
1020 Patapsco Street
Baltimore, Maryland 21204
783-5529

NOTICE OF HEARING

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CASE NUMBER: 96-198-A (Item 197)
8811 Wrights Mill Road
W/S Wrights Mill Road, 60' +/- E of c/l Sweet Autumn Drive
1st Election District - 2nd Councilmanic
Legal Owner: Kenyon F. Lewis and Christina Lewis

Variance to allow a side yard setback of 32 feet in lieu of the required 50 feet.

HEARING: WEDNESDAY, DECEMBER 13, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 16, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-198-A (Item 197)
8811 Wrights Mill Road
W/S Wrights Mill Road, 60' +/- E of c/l Sweet Autumn Drive
1st Election District - 2nd Councilmanic
Legal Owner: Kenyon F. Lewis and Christina Lewis

Variance to allow a side yard setback of 32 feet in lieu of the required 50 feet.

HEARING: WEDNESDAY, DECEMBER 13, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Arnold Jablon
Director

cc: Kenyon and Christina Lewis

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 5, 1995

Mr. and Mrs. K. P. Lewis
1030 Patapsco Street
Baltimore, MD 21230

RE: Item No.: 197
Case No.: 96-198-A
Petitioner: K. P. Lewis, et ux

Dear Mr. and Mrs. Lewis:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 7, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Nov. 29, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for November 27, 1995
Items 196, 197, 199, and 200

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RF: Baltimore County
Item No. 197 (ET)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258, 24 hours a day, 7 days a week
Mailing Address: P.O. Box 37070, Baltimore, MD 21237
Street Address: 707 North Howard Street, Baltimore, MD 21201

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/20/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 20, 1995.

Item No.: SEE BELOW Zoning Agenda:

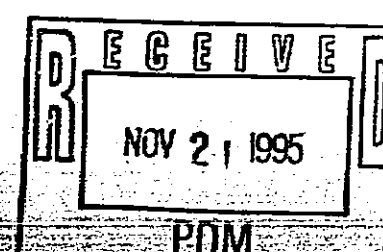
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 194, 196, 197, 199, 200, 201, 202 & 203.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: November 17, 1995

FROM: Pat Kaller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 196, 197, 198, 199, 200, 201, 203 and 204

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey Long*

Division Chief: *Carol L. Kline*

PK/JL

ITEM196/PZONE/ZAC1

RE: PETITION FOR VARIANCE * BEFORE THE
8811 Wrights Mill Rd, W/S Wrights Mill * ZONING COMMISSIONER
Rd, 60' +/- E of c/l Sweet Autumn Drive *
1st Election District, 2nd Councilmanic *
Kenyon and Christina Lewis * OF BALTIMORE COUNTY
Petitioners * CASE NO. 96-198-A
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carol S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to Kenyon and Christina Lewis, 1030 Patapsco Street, Baltimore, MD 21230, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

